076.0	0004	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	683,800 /	683,800
					USE VALUE:	683,800 /	683,800
					ASSESSED:	683,800 /	683,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BAKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEBER LAURENCE C-BARBARA A	
Owner 2:		
Owner 3:		
Street 1:	11 BAKER RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,323 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1960, having primarily Aluminum Exterior and 1364 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8323.000	215,000		468,800	683,800
Total Card	0.191	215,000		468,800	683,800
Total Parcel	0.191	215,000		468,800	683,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.32 | /Parcel: 501.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48255
GIS Ref:
GIS Ref:
Insp Date: 10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,900	0	8,323.	468,800	683,700	683,700	Year End Roll	12/18/2019
2019	101	FV	204,800	0	8,323.	435,300	640,100	640,100	Year End Roll	1/3/2019
2018	101	FV	204,800	0	8,323.	435,300	640,100	640,100	Year End Roll	12/20/2017
2017	101	FV	204,800	0	8,323.	381,700	586,500	586,500	Year End Roll	1/3/2017
2016	101	FV	204,800	0	8,323.	348,200	553,000	553,000	Year End	1/4/2016
2015	101	FV	193,300	0	8,323.	308,100	501,400	501,400	Year End Roll	12/11/2014
2014	101	FV	193,300	0	8,323.	291,300	484,600	484,600	Year End Roll	12/16/2013
2013	101	FV	193,300	0	8,323.	277,300	470,600	470,600		12/13/2012

!6349!

PRINT

Date	Time
12/10/20	21:08:19

LAST REV

Date	Time
07/16/20	12:56:33
mmcmakin	

USER DEFINED

Prior Id # 1:	48255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12021-531		6/24/1971		31,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	Mail Update	MM	Mary M
10/8/2018	MEAS&NOTICE	HS	Hanne S
3/24/2009	Meas/Inspect	163	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8323		Sq. Ft.	Site		0	70.	0.80	12									468,785						468,800	

Total AC/HA: 0.19107 | Total SF/SM: 8323 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 468,785 | Spl Credit | Total: 468,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.02989697
Adj $ / SQ:	180.747
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360193
Depreciation:	145158
Depreciated Total:	215035

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

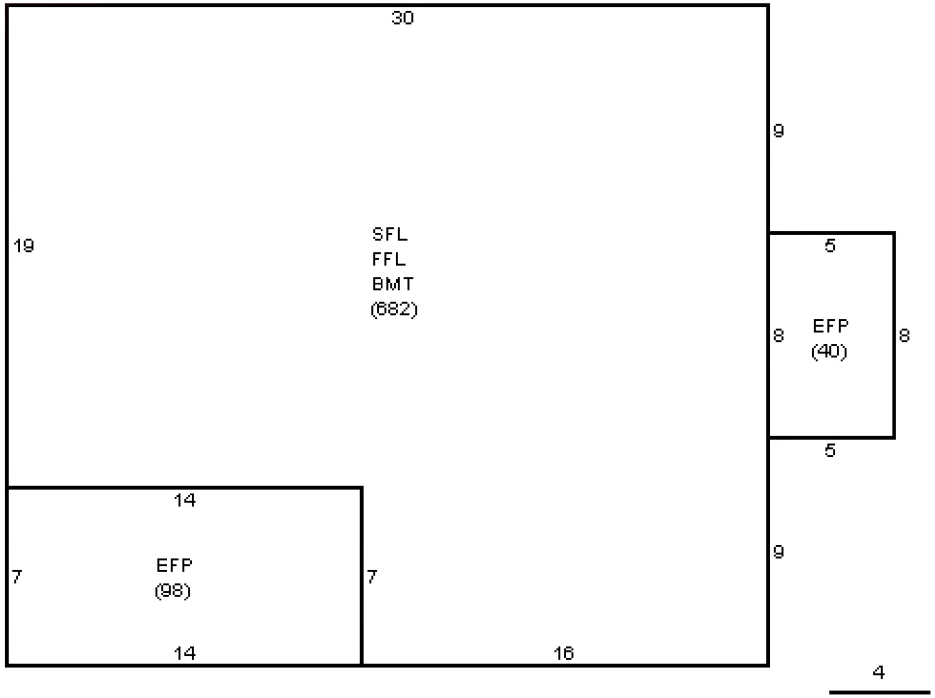
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.75
Special Features:	0	Val/Su Net:	98.44
Final Total:	215000	Val/Su SzAd	157.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	682	54.220	36,981
FFL	First Floor	682	180.750	123,269
SFL	Second Floor	682	180.750	123,269
EFP	Enclos Porch	138	48.360	6,673

Net Sketched Area:	2,184			Total:	290,192
Size Ad	1364	Gross Are	2184	FinArea	1364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	F	FR	1995	0.00	T	24	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc